

# MEMORANDUM

---

**TO:** Mayor Beutler  
Lincoln City Council  
Lancaster County Board of Commissioners  
Lincoln/Lancaster County Planning Commission

**FROM:** **Marvin Krout, Planning Director** 

**SUBJECT:** *Residential Land Inventory & Residential Building Permits as of January 1, 2012*

**DATE:** January 31, 2012

**COPIES:** Rick Hoppe, Mayor's Office,  
Fred Hoke Development Services Center,  
Public Works & Utilities Staff,  
Building & Safety Staff,  
Planning Department Staff,  
Urban Development Staff,  
Development Community Mailing List

---

This memo includes updated data regarding the supply of urban residential lots and units in Lincoln's developing areas (within the 2040 Future Service Limit) as of January 1, 2012 and historical data on residential building permits for the entire city.

## **Detached Single Family Lot Supply**

As of January 1, 2012, there were 7,883 detached single family lots in the City of Lincoln's lot supply in its developing areas. These lots are in various stages of the approval process including final platted lots, preliminary platted lots, and submitted lots that are in the process of review. Of this number, 1,965 single-family detached lots are final platted and available more immediately. (Please see the attached "Residential Land Inventory Review" for detailed historical data.) This updated single family lot supply is reduced from one year ago, reflecting developers' response to reduced demand by slowing down the creation of new lots.

## **Detached Single Family Demand**

The number of building permits for new detached single family homes increased last year compared to the previous two years. (Please see the attached "Number of New Construction Dwelling Units" for detailed historical data.) In 2011, 388 detached single family building permits were issued, compared to 370 in 2010, 378 in 2009, 410 in 2008, and 569 in 2007. Each of the past 5 years is significantly lower than the 10-year average of 794. The slowdown in the national economy and more-restrictive lending practices have been especially harsh on the construction sector, and Lincoln has experienced a related slowdown. With these lower building trends, the supply of final platted detached single family lots is now at a 5-year supply, based on the 3-year building average. This compares to a 2-3 year supply in the peak homebuilding period of 2002-2004. Using the overall number of 7,883 single family detached lots available and in the pipeline (final platted, preliminary platted, and submitted), the lot supply

increases to 20.8 years based on the 3-year building average, and 9.9 years based on the 10-year average.

### **Multi-Family Supply**

The supply of potential multi-family units increased over the past year by 548 units, with most of the increase coming in final platted units. 2010-2011 saw a major increase in multi-family building permits compared to 2008-2009. The downturn in the economy and slowdown in single family demand may soon be counterbalanced by an increased demand for new multi-family units. Multi-family building permits have accounted for over 1/3 of all residential building permits for the last two years; a much higher proportion than experienced from 1998-2005.

### **Overall Supply**

Lincoln has the potential to accommodate 41,689 new dwelling units in developing areas within the 2040 Future Service Limit. This represents a 29.2 year supply based on the 10-year average demand. What this means is that we have enough land available in those developing areas to build over 1,400 dwelling units every year for the next 29 years. That is a much faster pace than the average over the last five years, but right about on the 10-year average. To the extent that infill and redevelopment in established areas of the city is successful, the land supply in the developing areas will last even longer.

Of the 41,689 dwelling units, 16,408 (single family and multi-family combined) are approved or in the approval process. The remainder of the potential units is currently without infrastructure. The development of the City's 6-year Capital Improvement Program later this spring should take these market realities into account.

# Residential Land Inventory Review

As of January 1, 2012

	Jan 2012	Jan 2011	Jan 2010	Jan 2009	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001
<b>A. Single Family Detached, Single Family Attached, &amp; Duplex</b>																			
Final Platted	2,954	3,441	3,588	3,967	3,918	4,240	3,746	4,112	4,079	4,645	3,779	3,593	3,097	2,605	3,048	3,000	2,866	3,655	3,693
Preliminary Platted	7,528	7,307	7,475	7,126	7,328	7,480	7,264	6,797	5,131	1,705	2,765	2,953	2,323	3,388	2,974	3,669	4,060	2,331	2,653
Submitted Prelim.	643	733	733	733	733	733	643	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355	1,500
<b>Total</b>	<b>11,125</b>	<b>11,481</b>	<b>11,796</b>	<b>11,826</b>	<b>11,979</b>	<b>12,453</b>	<b>11,653</b>	<b>11,801</b>	<b>12,097</b>	<b>10,181</b>	<b>9,445</b>	<b>8,101</b>	<b>7,237</b>	<b>6,711</b>	<b>7,555</b>	<b>7,257</b>	<b>7,691</b>	<b>7,341</b>	<b>7,846</b>

<b>B. Multi-Family Units</b>																			
Final Platted	553	612	620	620	620	652	1,138	1,218	1,220	1,842	1,824	1,463	1,672	1,670	1,886	1,687	1,687	1,641	1,588
Preliminary Platted	4,066	3,673	3,841	3,636	3,408	3,348	3,348	3,277	2,623	2,367	1,886	2,082	1,754	2,353	2,852	3,074	3,049	2,487	2,639
Submitted Prelim.	664	450	450	450	450	450	450	577	877	407	200	0	675	475	755	401	546	869	869
<b>Total</b>	<b>5,283</b>	<b>4,735</b>	<b>4,911</b>	<b>4,706</b>	<b>4,478</b>	<b>4,450</b>	<b>4,936</b>	<b>5,072</b>	<b>4,720</b>	<b>4,616</b>	<b>3,910</b>	<b>3,545</b>	<b>4,101</b>	<b>4,498</b>	<b>5,493</b>	<b>5,162</b>	<b>5,282</b>	<b>4,997</b>	<b>5,096</b>

<b>C. All Dwelling Units In Plat Process (A+B)</b>																			
Final Platted	3,507	4,053	4,208	4,587	4,538	4,892	4,884	5,330	5,299	6,487	5,603	5,056	4,769	4,275	4,934	4,687	4,553	5,296	5,281
Preliminary Platted	11,594	10,980	11,316	10,762	10,736	10,828	10,612	10,074	7,754	4,072	4,651	5,035	4,077	5,741	5,826	6,743	7,109	4,818	5,292
Submitted Prelim.	1,307	1,183	1,183	1,183	1,183	1,183	1,093	1,469	3,764	4,238	3,101	1,555	2,492	1,193	2,288	989	1,311	2,224	2,369
<b>Total</b>	<b>16,408</b>	<b>16,216</b>	<b>16,707</b>	<b>16,532</b>	<b>16,457</b>	<b>16,903</b>	<b>16,589</b>	<b>16,873</b>	<b>16,817</b>	<b>14,797</b>	<b>13,355</b>	<b>11,646</b>	<b>11,338</b>	<b>11,209</b>	<b>13,048</b>	<b>12,419</b>	<b>12,973</b>	<b>12,338</b>	<b>12,942</b>

<b>D. Additional Potential Dwelling Units on Raw Land in Tier I*</b>																			
<b>Total</b>	<b>25,281</b>	<b>35,708</b>	<b>34,301</b>	<b>34,308</b>	<b>34,161</b>	<b>35,203</b>	<b>36,294</b>	<b>36,306</b>	<b>32,747</b>	<b>35,329</b>	<b>37,573</b>	<b>40,800</b>	<b>41,930</b>	<b>41,978</b>	<b>42,106</b>	<b>43,822</b>	<b>43,821</b>	<b>24,633</b>	<b>24,260</b>

\*"Raw land" is land in Tier I without a final plat, preliminary plat, CUP, PUD, or a submitted plan.

<b>E. Grand Total of Possible Units (C+D)</b>																			
<b>Total</b>	<b>41,689</b>	<b>51,924</b>	<b>51,008</b>	<b>50,840</b>	<b>50,618</b>	<b>52,106</b>	<b>52,883</b>	<b>53,179</b>	<b>49,564</b>	<b>50,126</b>	<b>50,928</b>	<b>52,446</b>	<b>53,268</b>	<b>53,187</b>	<b>55,154</b>	<b>56,241</b>	<b>56,794</b>	<b>36,971</b>	<b>37,202</b>

	Jan 2012	Jan 2011	Jan 2010	Jan 2009	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001
<b>Single Family Detached ONLY</b>																			
Final Platted	1,965	2,304	2,334	2,566	2,471	2,869	2,678	2,868	2,821	3,334	2,922	2,624	2,221	1,986	2,346	2,383	2,217	2,817	2,847
Preliminary Platted	5,393	4,954	5,145	4,901	5,077	5,048	5,052	4,682	3,507	1,077	2,020	2,276	1,945	2,566	2,431	2,871	3,215	2,050	2,372
Submitted Prelim.	525	733	733	733	733	733	565	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045	1,167
<b>Total</b>	<b>7,883</b>	<b>7,991</b>	<b>8,212</b>	<b>8,200</b>	<b>8,281</b>	<b>8,650</b>	<b>8,295</b>	<b>8,386</b>	<b>8,335</b>	<b>7,348</b>	<b>6,985</b>	<b>6,127</b>	<b>5,316</b>	<b>5,122</b>	<b>6,002</b>	<b>5,679</b>	<b>6,035</b>	<b>5,912</b>	<b>6,386</b>

Source: Lincoln/Lancaster County Planning Department

Q:\CP\Residential\Residential Land Inventory and Building\2012 RESIDENTIAL LAND INVENTORY.xlsx\2012 Vacant Lot Survey

01/30/2012

**Number of New Construction Dwelling Units, Based on Building Permits Issued in the City of Lincoln  
Fifteen Year Period: 1997-2011**

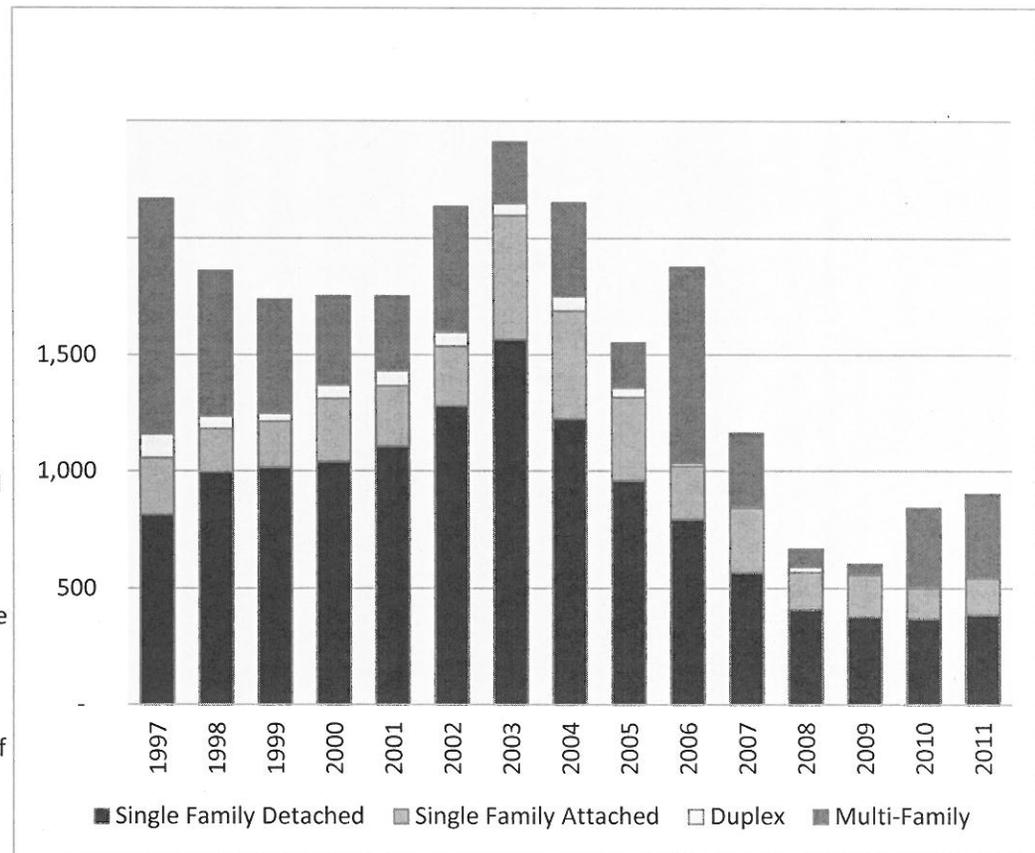
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
<b>Single Family Detached</b>	388	370	378	410	569	794	958	1,227	1,565	1,281	1,108	1,041	1,015	996	814
<b>Single Family Attached</b>	156	131	180	160	274	227	360	461	533	256	260	272	199	187	243
<b>Duplex</b>	6	8	4	24	6	14	42	62	52	60	64	58	34	54	102
<b>Multi-Family</b>	350	332	42	73	314	841	192	403	260	540	319	381	489	622	1,010
<b>Total</b>	900	841	604	667	1,163	1,876	1,552	2,153	2,410	2,137	1,751	1,752	1,737	1,859	2,169

Average Per Period				
	3 Yr.	5 Yr.	10 Yr.	15 Yr.
<b>Single Family Detached</b>	379	423	794	861
<b>Single Family Attached</b>	156	180	274	260
<b>Duplex</b>	6	10	28	39
<b>Multi-Family</b>	241	222	335	411
<b>Total</b>	782	835	1,430	1,571

Note: Based on building permits issued, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.

- Year is based on date permit issued, not date of completion and occupancy.
- Single Family Detached is a Single Family Detached unit on a Single lot.
- Single Family attached is defined as one dwelling unit on a single lot attached by a common wall to one or more other dwelling units.
- Duplex is two dwelling units built on one lot.
- Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

- Totals include only City of Lincoln and not Lancaster County.



Source: Lincoln/Lancaster County Planning Department (January 30, 2012)

Q:\CP\Residential\Residential Land Inventory and Building\[2012 Dwelling Units by Year.xlsx]Bldg Permit Report

# Vacant Lot Study

As of January 1, 2012

DWELLING UNIT TYPES	SUB AREA					TOTAL
	South	West	North	Southwest	East	

<b>A. EXISTING (BUILT)</b>						
Single Family Detached	11,742	4,988	5,116	160	1,372	23,378
Single Family Attached	2,662	898	1,101	0	457	5,118
Duplex	70	844	94	16	6	1,030
Multiple-Family	3,380	1,051	4,136	0	300	8,867
<b>Total Dwelling Units</b>	<b>17,854</b>	<b>7,781</b>	<b>10,447</b>	<b>176</b>	<b>2,135</b>	<b>38,393</b>

<b>B. FINAL PLATTED LOTS</b>						
Single Family Detached	796	415	492	23	239	1,965
Single Family Attached	585	34	232	0	138	989
Duplex	0	0	0	0	0	0
Multiple-Family	216	33	184	0	120	553
<b>Total Dwelling Units</b>	<b>1,597</b>	<b>482</b>	<b>908</b>	<b>23</b>	<b>497</b>	<b>3,507</b>

<b>C. APPROVED PRELIMINARY PLATS, CUP'S, AND PUD'S</b>						
Single Family Detached	1,796	573	1,549	320	1,155	5,393
Single Family Attached	1,147	98	213	220	457	2,135
Duplex	0	0	0	0	0	0
Multiple-Family	1,913	488	1,246	0	419	4,066
<b>Total Dwelling Units</b>	<b>4,856</b>	<b>1,159</b>	<b>3,008</b>	<b>540</b>	<b>2,031</b>	<b>11,594</b>

<b>D. SUBMITTED PRELIMINARY PLATS, CUP'S, AND PUD'S (NOT APPROVED)</b>						
Single Family Detached	400	125	0	0	0	525
Single Family Attached	0	118	0	0	0	118
Duplex	0	0	0	0	0	0
Multiple-Family	450	214	0	0	0	664
<b>Total Dwelling Units</b>	<b>850</b>	<b>457</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,307</b>

<b>E. TOTAL POTENTIAL ON FINAL PLATTED, PRELIM PLATTED, &amp; SUBMITTED PLAT LAND (B+C+D)</b>						
Single Family Detached	2,992	1,113	2,041	343	1,394	7,883
Single Family Attached	1,732	250	445	220	595	3,242
Duplex	0	0	0	0	0	0
Multiple-Family	2,579	735	1,430	0	539	5,283
<b>Total Dwelling Units</b>	<b>7,303</b>	<b>2,098</b>	<b>3,916</b>	<b>563</b>	<b>2,528</b>	<b>16,408</b>

<b>F. ADDITIONAL POTENTIAL DWELLING UNITS ON RAW LAND IN TIER I*</b>						
<b>Total Dwelling Units</b>	<b>7,484</b>	<b>3,256</b>	<b>2,814</b>	<b>2,129</b>	<b>9,598</b>	<b>25,281</b>

<b>G. GRAND TOTAL POTENTIAL (E+F)</b>						
<b>Total Dwelling Units</b>	<b>14,787</b>	<b>5,354</b>	<b>6,730</b>	<b>2,692</b>	<b>12,126</b>	<b>41,689</b>

\*"Raw land" is land in Tier I without a final plat, preliminary plat, CUP, PUD, or a submitted plan.